



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ D ”

PARMER VILLAGE CONDOMINIUMS
TO
CITY OF AUSTIN
(TEMPORARY WORKING SPACE EASEMENT)
PARMER LANE INTERCEPTOR PROJECT

DESCRIPTION FOR PARCEL #4832.01 TWSE-2

DESCRIPTION OF A 0.053-ACRE (2,329 SQUARE FOOT) TRACT OF LAND IN THE MALCOM M. HORNSBY SURVEY, ABSTRACT NO. 280, WILLIAMSON COUNTY, TEXAS, BEING OUT OF LOT 5, BLOCK A, RESUBDIVISION OF LOTS 3, 4 & 5, BLOCK “A” JEFFERSON CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2007001216 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.053 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail set having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet), value of N=10,141,775.21, E=3,107,144.05 on the east property line of Lot 5, Block A, Resubdivision of Lots 3, 4 & 5, Block “A” Jefferson Center Subdivision, and the west line of a 21.271 acre tract described in a Special Warranty Deed dated April 6, 2004 to Williamson County recorded in Document No. 2004027021, Official Public Records of Williamson County, Texas for the southeast corner and **POINT OF BEGINNING** of this tract, from which a ½ inch iron rod with plastic cap stamped “K.C. Engineering” found at TXDOT Highway Station 358+32.45 on the existing southwest right-of-way line of Farm to Market Highway 734, also known as Parmer Lane (a 200-foot wide right-of-way) bears North 73°46’37” East, a distance of 612.36 feet;

THENCE through the interior of said Lot 5, Block A the following three (3) courses:

1. South 70°32’33” West, a distance of 54.55 feet to a 60d nail set on the east line of an existing 20-foot wide Public Utility Easement to the City of Austin recorded in Volume 1547, Page 62, Deed Records of Williamson County, Texas for the southwest corner of this tract;
2. Along the east line of said 20-foot wide Public Utility Easement North 24°24’34” East, a distance of 118.02 feet to a 60D nail set for the northwest corner of this tract;
3. Continuing along the south line of said 20-foot wide Public Utility Easement North 61°12’07” East, a distance of 0.20 feet to a 60D nail set on the east boundary line of said Lot 5, Block A and the west boundary line of the 21.271 acre tract for the northeast corner of this tract, from which a ½ inch iron rod found at a common angle

point of Lot 5, Block A and the 21.271 acre tract bears North 01°35'27" West, 112.95 feet;

THENCE South 01°35'27" East, along the east property line of said Lot 5 Block A and the west boundary line of said 21.271 acre tract a distance of 89.43 feet to the **POINT OF BEGINNING**, and containing 0.053 acres (2,329 square feet) of land;

NOTE

The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83. Project control point were established from City of Austin reference point "J-37-4001" having coordinates values of N=10,133,889.08, E=3,113,244.67.


THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 19th day of January, 2015, A.D.



Macias & Associates, L.P.
 5410 South 1st Street
 Austin, Texas 78745
 512-442-7875


 Carmelo L. Macias
 Registered Professional Land Surveyor
 No. 4333 – State of Texas

REFERENCES

AUSTIN GRID NO. H-39

WCAD PARCEL ID NO. R497892

MACIAS & ASSOCIATES, L.P., PROJECT NO. 453-08-13

FIELD NOTES REVIEWED

BY:  DATE: 2/9/15

CITY OF AUSTIN

PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION Exhibit D

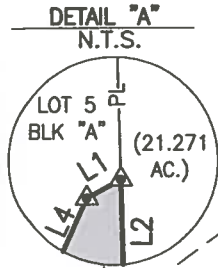
RESUBDIVISION OF LOTS
3, 4 & 5, BLOCK "A"
JEFFERSON CENTER
SUBDIVISION
DOC. NO. 2007001216,
O.P.R.W.C.Tx.

PARMER VILLAGE
CONDOMINIUMS

MALCOM M. HORNSBY
SURVEY
ABSTRACT NO. 280

LINE TABLE		
Number	Bearing	Distance
L1	N61°12'07"E	0.20'
L2	S01°35'27"E	89.43'
L3	S70°32'33"W	54.55'
L4	N24°24'34"E	118.02'

SCALE
1" = 80'



CITY OF AUSTIN
ACCESS EASEMENT
(0.397 AC.)
VOL. 1547, PG. 62,
O.R.W.C.Tx.

LOT 5
BLOCK "A"

WILLAMSON COUNTY
DRAINAGE EASEMENT
PARCEL B (0.281 AC.)
DOC. NO. 199985268, O.P.R.W.C.Tx.

CITY OF AUSTIN
20' WIDE P.U.E.
(0.5216 AC.)
VOL. 1547, PG. 62, O.R.W.C.Tx.
(APPROXIMATE LOCATION)

DRAINAGE EASEMENT
DOC. NO. 2000062443,
O.P.R.W.C.Tx.

WILLAMSON COUNTY
(21.271 AC.)
DOC. NO. 2004027021,
O.P.R.W.C.Tx.

WILLAMSON COUNTY
DRAINAGE EASEMENT
(17.235 AC.)
DOC. NO. 9824698, O.R.W.C.Tx.

P.O.B.
N=10,141,775.21
E=3,107,144.05

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD W/PLASTIC CAP FOUND
- ▲ 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.R.W.C.Tx. OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
- O.P.R.W.C.Tx. OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- () RECORD INFORMATION
- PL— PROPERTY LINE

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986), CENTRAL ZONE.

NOTES:

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by First American Title Insurance Company, GF No. 201400915, Effective date: May 6, 2014



DATE: 1/19/2015
DRAWN BY: R.A.D.
MAL JOB NO.: 453-08-13
REFERENCE:

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS, FIRM NO. 101141-00
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CML 1-19-15
Carmelo L. Macias
Registered Professional Land Surveyor
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